

GHASSAN KAMHA & PARTNERS

Project: 2 Swinbourne Rd, Withington, Manchester

External view from Swinbourne Grove shows the front elevation. The elevation sash windows to ground and first floor are in reasonable condition. The basement window has been bricked up and the floor outside at the front of the property has been raised to provide security to the bank.

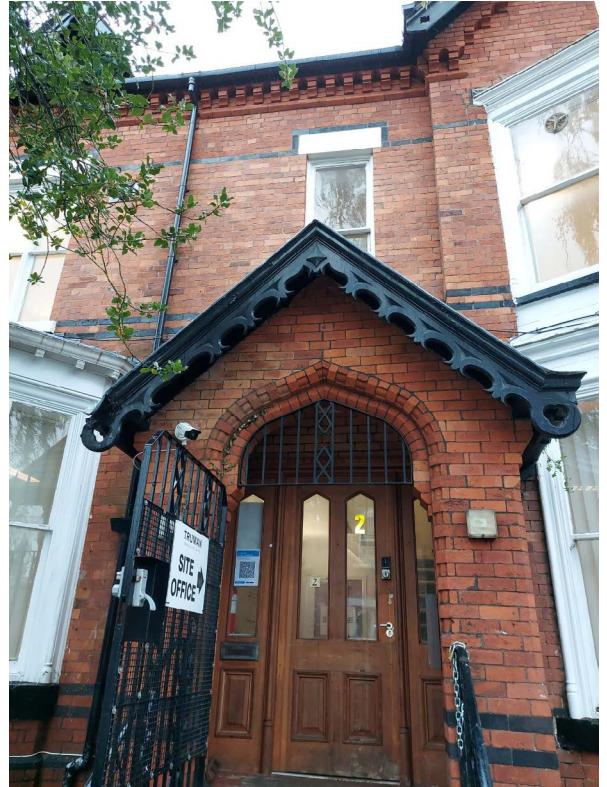


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Exterior and Elevations

These pictures show the condition of the front elevation.



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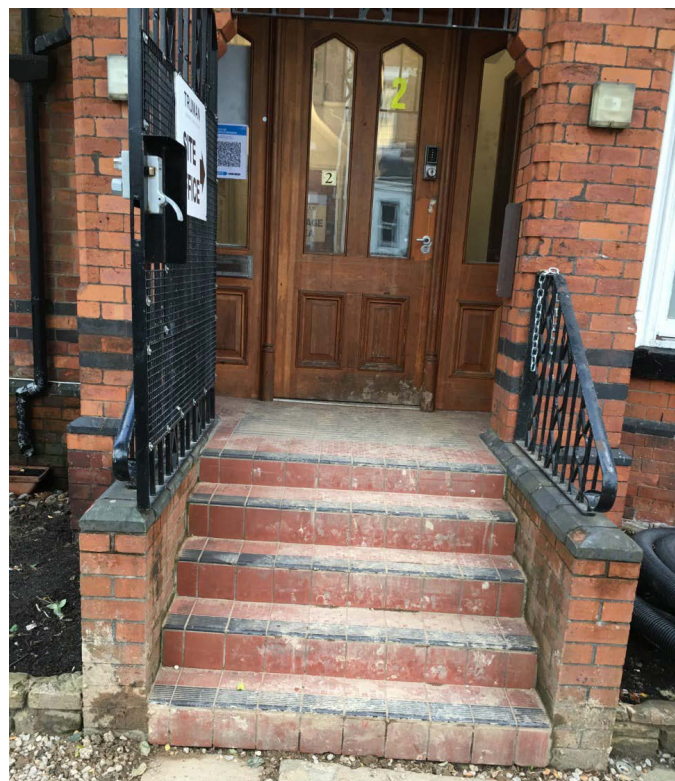
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These pictures show the driveway and the boundary wall copped with stone flag, they also show the main entrance with two columns.



The front entrance with wooden door to be maintained.

This image shows the side and rear elevation

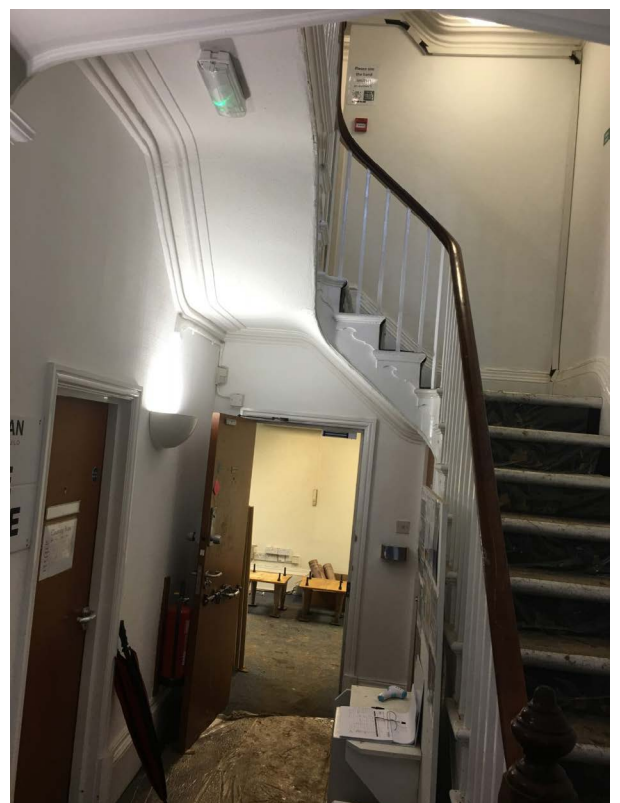


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Project: 2 Swinbourne Rd, Withington, Manchester

Lobby

Internal view showing solid wood door entrance and decorative coving around staircase/lobby at every floor level to be maintained.

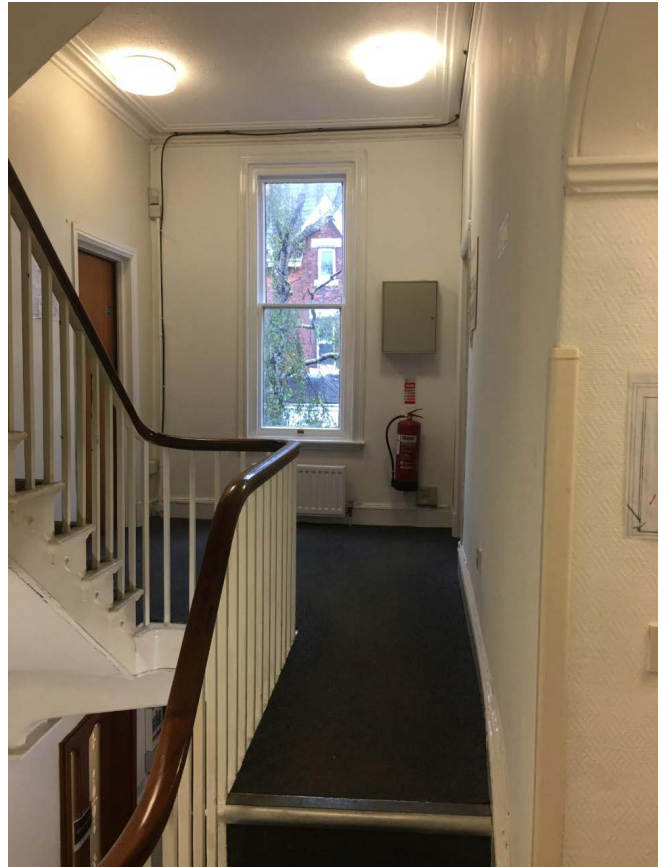


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Lobby

Staircase handrail/balustrades do comply it the building regulation requirment and they will be reatined.



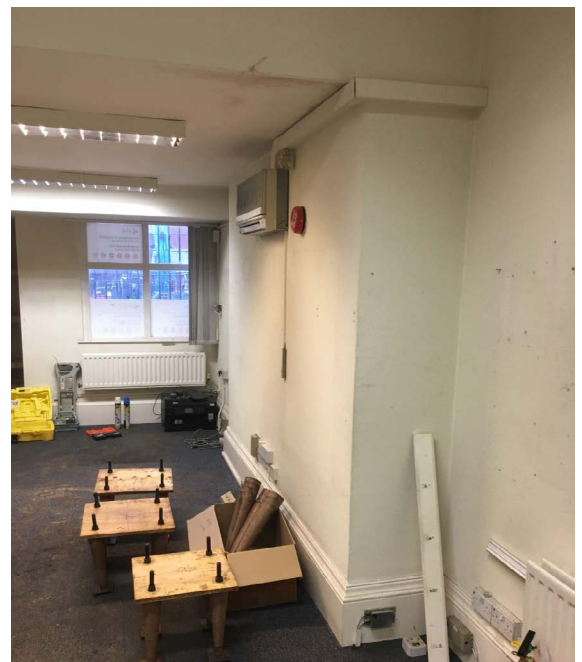
GHASSAN KAMHA & PARTNERS

Project: 2 Swinbourne Rd, Withington, Manchester

Ground Floor: Room 8

Internal view to room 8.

The studwall in room 8 in the first image to be demolished.



Stairs leading to the recent extension at the rear to be demolished and made good and filled to floor area



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Project: 2 Swinbourne Rd, Withington, Manchester

Ground Floor: Room 5&6

Internal view to room 6.

Showing sash windows in reasonable condition. Minor repairs may be required.



Internal view to room 5.

showing sash windows in good condition. May required minor repairs.



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Project: 2 Swinbourne Rd, Withington, Manchester

Basement: Corridor

Internal view to basement corridor.

The wall in the basement corridor, highlighted in red the images, to be demolished

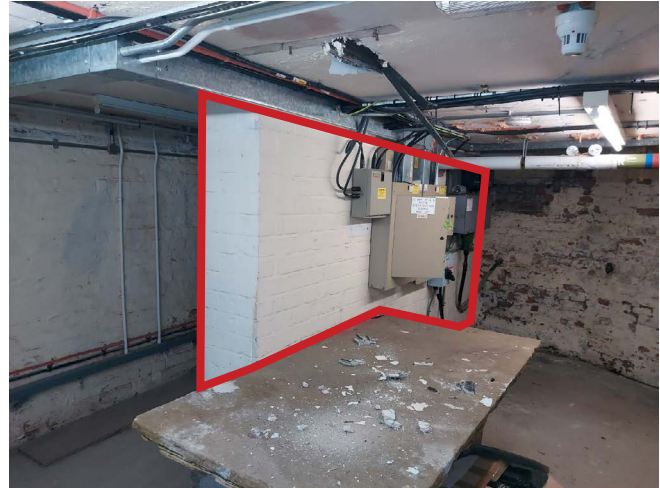


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Project: 2 Swinbourne Rd, Withington, Manchester

Basement: Room 1

This wall in the basement will be demolished with consultation with structure engineer requirement

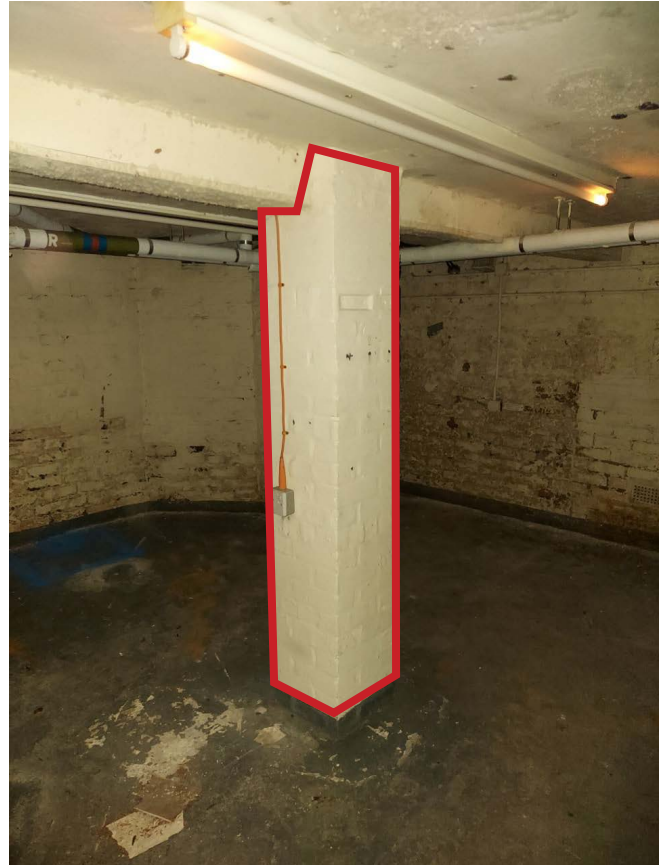


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Project: 2 Swinbourne Rd, Withington, Manchester

Basement: Room 2

This column was erected at later date for extra support. It will be removed with alternative support as per structure engineer advice.

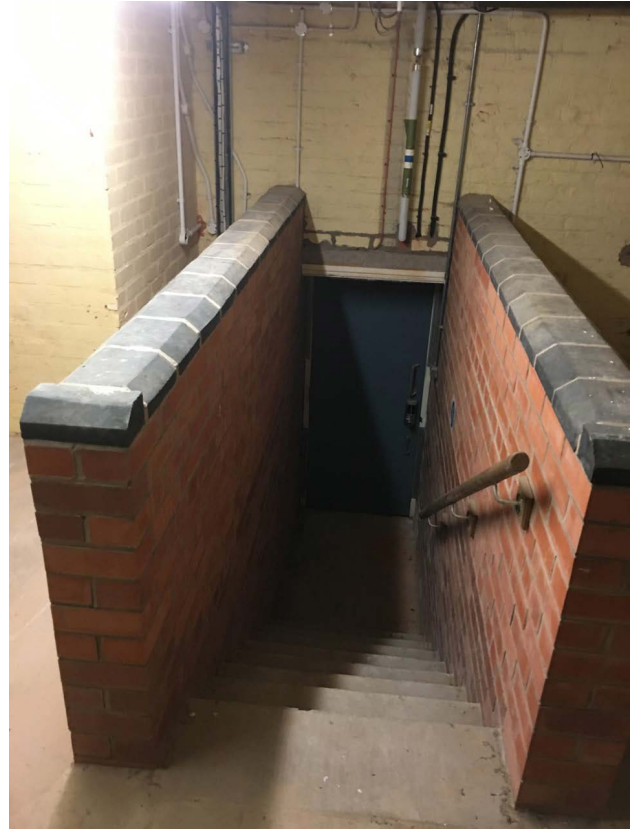


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Project: 2 Swinbourne Rd, Withington, Manchester

Basement: Room 3

Stairs leading to the main reception area at the bank will be demolished and in-filled and make good to the floor level.

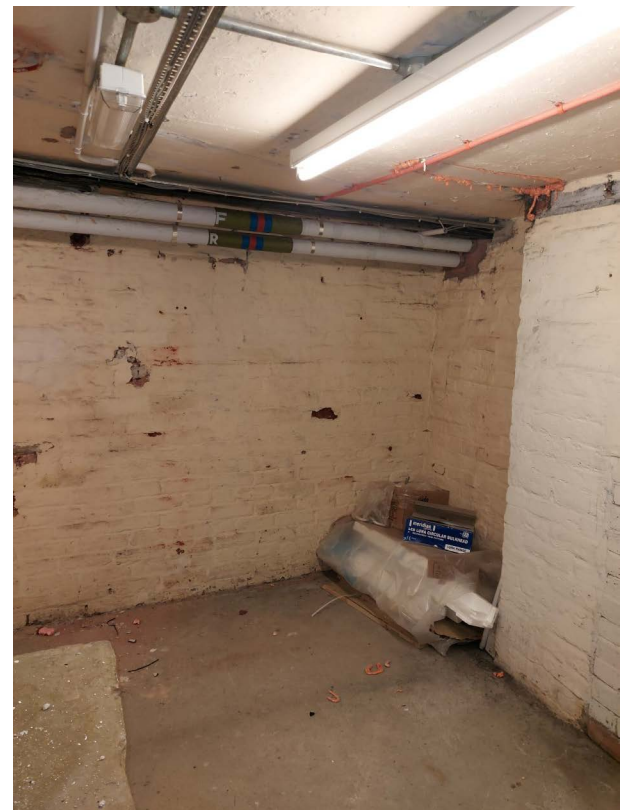


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Project: 2 Swinbourne Rd, Withington, Manchester

Basement: Room 4

This wall will be demolished with structure engineer advice.

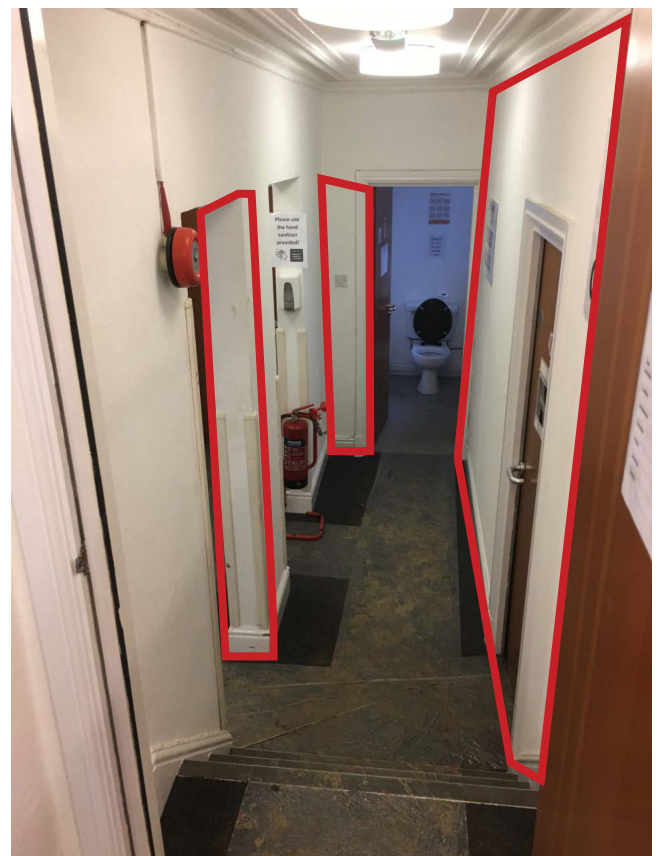


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Project: 2 Swinbourne Rd, Withington, Manchester

First Floor: Room 12 & WC

Chimney breast, and the highlighted stud walls in the corridor will be demolished



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Project: 2 Swinbourne Rd, Withington, Manchester

First Floor: Lobby

Stairs and handrail in good condition to be retained.



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Project: 2 Swinbourne Rd, Withington, Manchester

Second Floor: Rooms 13

Sash windows in good condition. Two new smaller opening small windows to either sides of the existing window will be added. Please see drawings proposed floor plan and elevation.



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Project: 2 Swinbourne Rd, Withington, Manchester

Second Floor: Rooms 14

Existing dormer traditional window to be retained and additional window opening to be installed to match existing



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Project: 2 Swinbourne Rd, Withington, Manchester

Second Floor: Rooms 15 & 16

New window openings to match existing



New window openings to match existing

